177.0	0009	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	890,800 /	890,800
USE VALUE:	890,800 /	890,800
ASSESSED:	890,800 /	890,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		AVOLA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOKATLYAN STEPAN & HEATHER A
Owner 2:	
Owner 3:	
Street 1:	39 AVOLA STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MORAN DIANE J/TRUSTEE -
Owner 2:	DIANE MORAN TRUST -
Street 1:	39 AVOLA STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .184 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1961, having primarily Vinyl Exterior and 3095 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8000.000	428,800		462,000	890,800
Total Card	0.184	428,800		462,000	890,800
Total Parcel	0.184	428,800		462,000	890,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 287.82 /Parcel: 287.82

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	120167
GIS Ref	
GIS Ref	
Insp Date	09/08/16

!13944!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 177.0-0009-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	428,800	0	8,000.	462,000	890,800		Year end	12/23/2021
2021	101	FV	416,000	0	8,000.	462,000	878,000		Year End Roll	12/10/2020
2020	101	FV	416,000	0	8,000.	462,000	878,000	878,000	Year End Roll	12/18/2019
2019	101	FV	312,300	0	8,000.	455,400	767,700	767,700	Year End Roll	1/3/2019
2018	101	FV	312,300	0	8,000.	349,800	662,100	662,100	Year End Roll	12/20/2017
2017	101	FV	308,600	0	8,000.	330,000	638,600	638,600	Year End Roll	1/3/2017
2016	101	FV	300,600	0	8,000.	303,600	604,200	604,200	Year End	1/4/2016
2015	101	FV	293,200	0	8,000.	283,800	577,000	577,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:01:45

LAST REV

Date	Time
08/06/21	08:25:41
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13944

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORAN DIANE J/T	68433-149		11/18/2016		855,000	No	No		
MORAN DAVID W	46518-361		11/22/2005	Family	99	No	No		
MORAN DAVID W &	40147-574		7/28/2003	Family	1	No	No		
TREVINO ERNESTO	23210-472		5/21/1993		160,000	No	No		Y

USER DEFINED

Prior Id # 1:	120167
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2021	573	Addition	67,000	O				
4/3/2015	278	Temp Ten	2,000		4/3/2015			Construct tent.
5/27/2002	392	Addition	100,000	O				2ND FLOOR OVER GAR
9/21/1998	666	Addition	10,000					18X20 RM-12X18 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2016	Meas/Inspect	DGM	D Mann
1/3/2000	Meas/Inspect	243	PATRIOT
6/15/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8000		Sq. Ft.	Site		0	70.	0.83	6									462,000						462,000	

Total AC/HA:	0.18365	Total SF/SM:	8000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	462,000	Spl Credit		Total:	462,000

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.11133564
Const Adj.:	1.00000000
Adj $ / SQ:	144.474
Other Features:	101585
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	526834
Depreciation:	97991
Depreciated Total:	428843

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

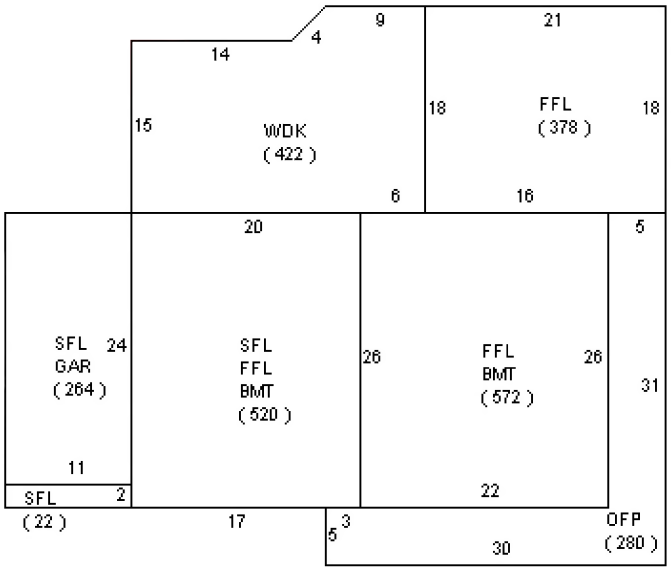
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	144.47
Special Features:	0	Val/Su Net:	98.94
Final Total:	428800	Val/Su SzAd	188.40

SKETCH



Sum Area By Label :
FFL = 1470
BMT = 1092
SFL = 806
GAR = 264
OFP = 280
WDK = 422

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,470	144.470	212,376
BMT	Basement	1,092	73.410	80,164
SFL	Second Floor	806	144.470	116,446
WDK	Deck	422	8.370	3,532
OFP	Open Porch	280	22.390	6,270
GAR	Garage	264	24.470	6,460

Net Sketched Area:	4,334			Total:	425,248
Size Ad	2276	Gross Area	4334	FinArea	3095

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 177.0-0009-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	11X6	F	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	